

**HIALEAH PLANNING AND ZONING BOARD AGENDA**  
**SPECIAL MEETING**  
**2015 LAND USE & TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN**  
**Summary Agenda**  
**Minutes**  
**December 9, 2015**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and Pledge of Allegiance.

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD.**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

**1. Roll Call.**

**Present: Mr. D. Perez, Mr. Tundidor, Mr. Suarez, Mr. Sanchez**

**Absent: Mr. Cabrera, Mr. O. Perez, Mr. Casanova**

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**ALL ITEMS HEARD AT THIS MEETING WILL BE FORWARDED TO THE CITY COUNCIL AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, JANUARY 12, 2016:**

**2. Small Scale Amendment** from Transportation and Utilities to High Density Residential. Property located at 1298 West 69 Street, Hialeah. Zoned R-3-5 (Multiple Family District).

**Applicant: Alejandro Vilarello, P.A.**

**Planners Recommendation: Approval**

**Motion to Approve: Mr. Sanchez; Second: Mr. Tundidor**

**Approve: 4-0**

***THREE MEMBERS OF THE PUBLIC ADDRESSED THE PUBLIC IN OPPOSITION***

***ITEM APPROVED***

- 3. Small Scale Amendment** from Industrial to High Density Residential. Property located at 3XX West 78 Road. Zoned M-1 (Industrial District).

**Applicant: Alejandro Vilarello, P.A.**

**Planners Recommendation: Approval**

**Motion to Approve: Mr. Suarez; Second: Mr. Tundidor**

**Approve: 4-0**

***ITEM APPROVED***

- 4. Small Scale Amendment** from Low Density Residential to Residential Office. Property located at 420 West 65 Street, Hialeah. Zoned R-1 (One Family District).

**Applicant: Nataly Santos**

**Planners Recommendation: Denial**

**Motion to Deny: Mr. Suarez; Second: Mr. Tundidor**

**Approve: 4-0**

***TWO MEMBERS OF THE PUBLIC ADDRESSED THE PUBLIC IN OPPOSITION***

***ITEM DENIED***

- 5. Small Scale Amendment** from Low Density Residential to Office & Professional Services. Property located at 791 East 23 Street, Hialeah. Zoned R-1 (One Family District).

**Applicant: Cesar Mestre**

**Planners Recommendation: Approval**

**Motion to Approve: Mr. Sanchez; Second: Mr. Suarez**

**Approve: 4-0**

***ITEM APPROVED***

- 6. Small Scale Amendment** from Low Density Residential to Major Institutions. Property located at 520-530 West 78 Street, Hialeah. Zoned R-1 (One Family District).

**Applicant: Cristo Vive Inc.**

**Planners Recommendation: Approval**

**Motion to Approve: Mr. Suarez; Mr. Tundidor**

**Approve: 4-0**

***ITEM APPROVED***

- 7. Small Scale Amendment** from Industrial to Todd (Transit Oriented Development). Property located at 2701-2765 East 11 Avenue, Hialeah. Zoned M-1 (Industrial District).

**Applicant: Juan J. Mayol, Jr., Esq on behalf of A&B 2701 Investment, LLC**

**Planners Recommendation: Approval**

**Motion to Approve: Mr. Suarez; Mr. Tundidor**

**Approve: 4-0**

***ITEM APPROVED***

- 8. Small Scale Amendment** from Low Density Residential to Commercial. Property located at 40 East 10 Avenue, Hialeah. Zoned R-2 (One and Two Family Residential District).

**Applicant: Felix M. Lasarte**

**Planners Recommendation: Approval**

**Motion to Approve: Mr. Tundidor; Mr. Suarez**

**Approve: 4-0**

***ITEM APPROVED***

- 9. Proposed Text Amendment to the Future Land Use Element of the Hialeah, Florida, Comprehensive Plan** to supplement the existing intensity standards for the Medium Density Residential, High Density Residential, Commercial and Industrial land use categories and expand the boundaries of the Neighborhood Business District overlay by designating corridor gateways.

**Planners Recommendation: Approval**

**Motion to Approve: Mr. Suarez; Mr. Tundidor**

**Approve: 4-0**

***ITEM APPROVED***

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 10. Old Business.**

**NONE**

- 11. New Business.**

**Mrs. Storch & Mr. D. Perez wishes everyone on the board a Happy Holiday season.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.